

Edwin  
Thompson



FOR SALE

**ARTHURS OLD BARN, HOW MILL, BRAMPTON, CA8 9JY**  
**GUIDE PRICE - AS A WHOLE: £450,000**

Berwick upon Tweed | Carlisle | Galashiels | Kendal | Keswick | Newcastle | Windermere

Ref







### DESCRIPTION

An exciting opportunity to purchase a spacious detached property looking over agricultural land in the rural village of How.

The property comprises a two story sandstone barn conversion under a slate roof with three/ four bedrooms and ample living space. To the front of the property is a paved driveway and parking with a three bay agricultural barn and to the side and rear is a secure yard area with a brick shed and agricultural barn.

### LOCAL INFORMATION

Arthurs Old Barn is located between the rural villages of Fenton and How both of which are attractive villages and only located roughly 1 mile south of the village of Hayton. Hayton is a picturesque and popular village which offers a local primary school together with a local pub and farm shop. The market village of Brampton is less than 4 miles north of Arthurs Old Barn and has excellent local amenities with a range of shops, post office, chemist, hairdressers, GP practise, dental surgery as well as, a highly rated secondary school.

### HOUSE

Arthurs Old Barn was converted in 2005 and offers spacious living accommodation. The property comprises of the following (please refer to the floor plan):

#### Entrance Hall

Glass fronted entrance hall on the first floor

#### Kitchen

Light and airy kitchen with inbuilt units

#### Living Room

Double doors from the kitchen through to the living room which overlooks the back courtyard of the property. There is a fireplace within. The traditional barn features have been enhanced with this room with the beams being exposed and barn splits being incorporated within the design of the room.

#### Bathroom

Bathroom with electric shower, basin and W.C

#### Bedroom 1

Bedroom with a window overlooking the back courtyard

Downstairs to the ground floor where there is a large corridor which has the ability to be adapted and incorporated with any room

#### Utility / Bedroom

Downstairs kitchen / utility with inbuilt units and a door to the outside courtyard

#### Bedroom 2

Bedroom overlooking the back courtyard

#### Bedroom 3

Bedroom overlooking the back courtyard

#### Bathroom

Bathroom with a bath, basin and W.C

#### EPC

The property benefits from a C EPC rating

#### COUNCIL TAX

The property is in Carlisle City Council and has a council tax band of D.







### GARDEN / OUTSIDE SPACE

To the front of the property is a paved parking area and lawned garden.

To the rear of the property is a secure courtyard which has access onto a back lane which leads into the village.

### SERVICES

The property is serviced by a mains single phase electricity, water, gas and sewage. The central heating is gas fired. There is uPVC framed double glazed windows and external doors throughout.

All telephone connections are subject to BT Regulations. Please note we have not been able to test services or make judgement on their current condition. Prospective purchasers should make their own enquiries.

### BARNs

Please refer to the steading plan.

1. House	Two storey sandstone built barn conversion under a slate roof.	41.40m <sup>2</sup>
2. Agricultural shed	3 bay steel portal frame building with breeze block walls and Yorkshire boarding on three elevations and metal clad doors on the front. The roof is pitched and fibre cement with a concrete floor.	36.06m <sup>2</sup>
3. Agricultural Shed	A steel portal frame barn with breeze block walls in part to Yorkshire boarding and under a pitched fibre cement clad roof. There is a concrete floor and electricity within.	62.50m <sup>2</sup>
4. Agricultural Barn	A single storey brick barn under a pitched slate roof with a concrete floor.	24.08m <sup>2</sup>

### TENURE AND POSSESSION

The property is held freehold under title CU291270 and is offered for sale with vacant possession.

### VIEWING

The property is available to view strictly by prior appointment with Holly Wybergh at Edwin Thompson. Please contact her on 01228 548385 or h.wybergh@edwin-thompson.co.uk.

### SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are included within the freehold sale, as far as the vendor is aware.

### SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The Purchaser shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

### BOUNDARIES

The Purchaser will be responsible for the maintenance of boundaries where required. Please note that the physical and legal boundaries may differ and as a purchaser you are responsible reviewing this.

### MONEY LAUNDERING LEGISLATION

Edwin Thompson are bound to comply with Anti Money Laundering legislation including obtaining evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, interested parties will need to provide the requested evidence.

### FURTHER INFORMATION

Please contact Holly Wybergh at Edwin Thompson for further information on 01228 548385

### VALUE ADDED TAX

The land is not elected for VAT and therefore VAT will not be payable on the sale consideration.

### METHOD OF SALE

The site is offered for sale as a whole with vacant possession by private treaty. The sellers reserve the right to sell privately and are not bound to accept the highest or any offer received.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.







#### PLANNING

The land notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

#### SOLICITORS

The solicitor is Shannon Noland from Bendles, Carlisle. 01228522215.

**LOCAL PLANNING AUTHORITY** - Cumbria, Carlisle LPA





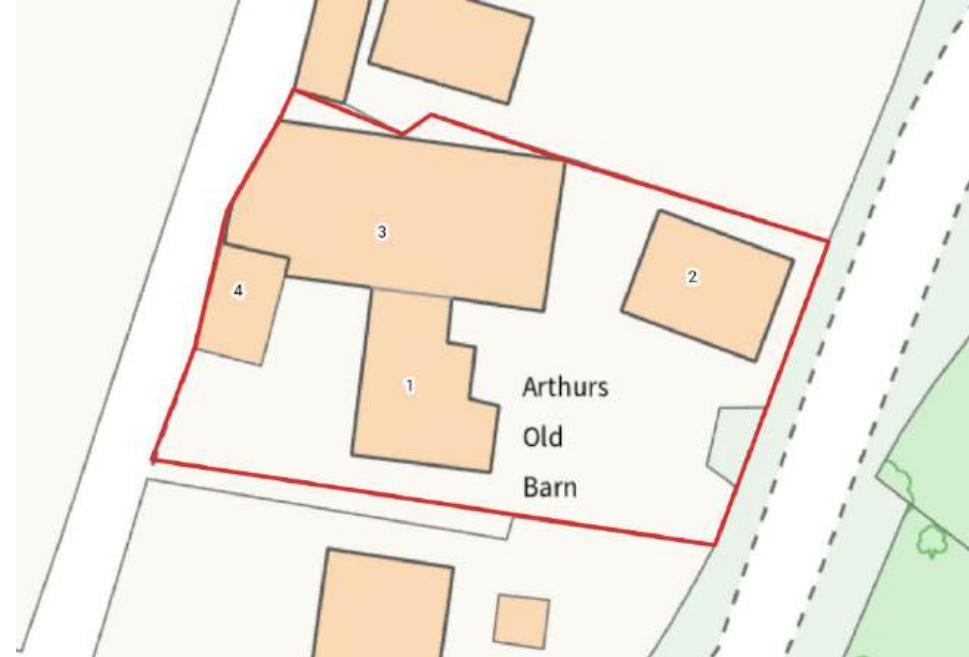
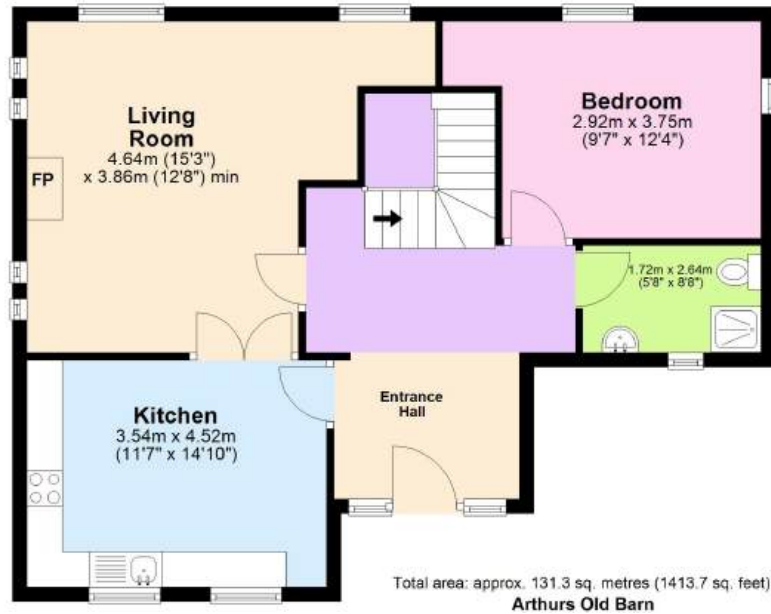
## Ground Floor

Approx. 61.3 sq. metres (659.9 sq. feet)



## First Floor

Approx. 70.0 sq. metres (753.7 sq. feet)



Berwick upon Tweed  
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5. These particulars were prepared in March 2025